METRIC : DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S REAL PROPERTY REPORT
PART 1

PLAN OF SURVEY AND TOPOGRAPHY

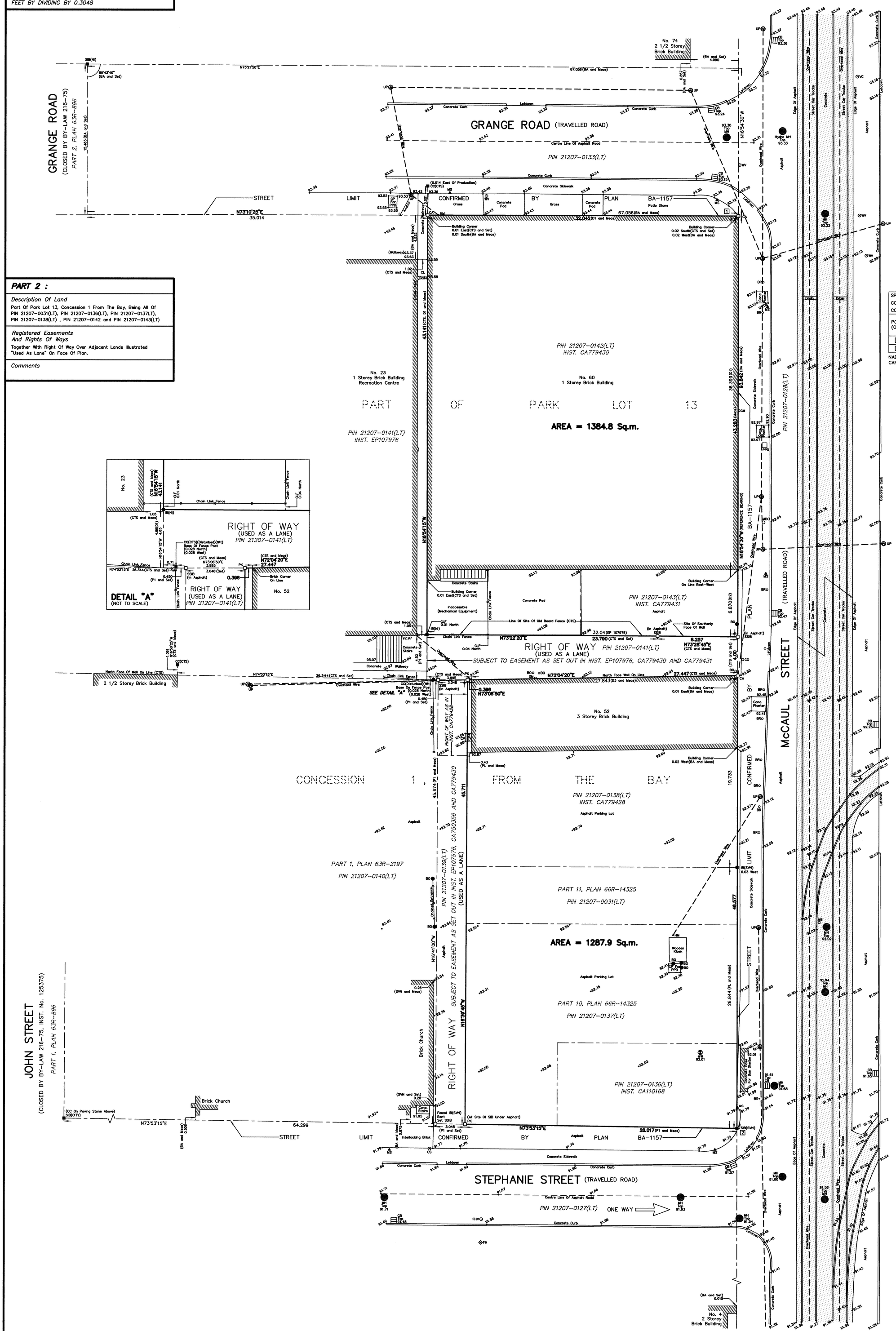
PART OF PARK LOT 13
CONCESSION 1 FROM THE BAY

CITY OF TORONTO

SCALE 1 : 150

0m 5m 10m 15 metres

I.M. PASTUSHAK LIMITED
2013.



PART 2 :

Description Of Land

Part Of Park Lot 13, Concession 1 From The Bay, Being All Of PIN 21207-0031(LT), PIN 21207-0136(LT), PIN 21207-0137LT), PIN 21207-0138(LT) , PIN 21207-0142 and PIN 21207-0143(LT)

Registered Easements And Rights Of Ways

Together With Right Of Way Over Adjacent Lands Illustrated "Used As Lane" On Face Of Plan.

Comments

INTEGRATION DATA

SPECIFIED CONTROL POINTS (SCP'S)
COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216\10
COORDINATE SCHEDULE

POINT (ORP)	3° MTM NAD27 (1974 ADJUSTMENT)		3° MTM (CSRS) NAD83		DESCRIPTION
	ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE				
	NORTHING	EASTING	NORTHING	EASTING	
1	4 834 494.010	313 599.580	4 834 716.079	313 615.363	BA-1157(Set CA)
2	4 834 404.234	313 626.868	4 834 626.310	313 642.655	BA-1157(Set SSIB)

NAD 83 (CSRS) COORDINATES ARE DERIVED FROM NAD 27 USING MINISTRY OF NATURAL RESOURCES CANADA NTv2 TRANSFORMATION MATRIX AND CITY OF TORONTO GRID SHIFT FILE TO27CSv1.gsb

BEARING NOTE

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE REFERRED TO THE WESTERLY LIMIT OF McCAUL STREET, AS SHOWN ON PLAN BA-1157, HAVING A BEARING OF N16°54'30"W AND ARE REFERRED TO THE CENTRAL MERIDIAN 79°30' WEST LONGITUDE 3° MTM ZONE 10, NAD 27 (1974 ADJUSTMENT)

DISTANCE NOTE

DISTANCES SHOWN ON THIS PLAN ARE GROUND LEVEL DISTANCES, TO CONVERT TO GRID DISTANCE MULTIPLY BY COMBINED SCALE FACTOR 0.999886

BENCH MARK

ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO CITY OF TORONTO BENCH MARK No 540, ELEVATION = 93.982 SE COR GRANGE RD AND JOHN ST BM ON 2 STY BRICK BLDG 0.43M S FROM NW COR 0.47M ABOVE GRADE

NOTES

□	DENOTES	SURVEY MONUMENT SET
■	DENOTES	SURVEY MONUMENT FOUND
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	STANDARD SHORT IRON BAR
IB	DENOTES	IRON BAR
Meas	DENOTES	MEASURE
CC	DENOTES	CUT CROSS
Wit	DENOTES	WITNESS
PK	DENOTES	PK NAIL WITH OLS WASHER
CA	DENOTES	CUT ARROW
NI	DENOTES	NOT IDENTIFIED
BA	DENOTES	BOUNDARY ACT PLAN 1157
D1	DENOTES	INST. CA 779430
D2	DENOTES	INST. CA 779431
D3	DENOTES	INST. CA 779428
D4	DENOTES	INST. CA 110168
PL	DENOTES	PLAN 66R-14325
P1	DENOTES	PLAN 63R-2197
CTS	DENOTES	CITY OF TORONTO SURVEYORS DATE AUGUST 15, 1973
CITY	DENOTES	CITY OF TORONTO SURVEY DEPARTMENT
SVN	DENOTES	SPEIGHT & VAN NOSTRAND LIMITED DATED NOVEMBER 20, 1980
PPD	DENOTES	PARKING PERMIT DISPENSCR
CP	DENOTES	CONCRETE PAD
MH	DENOTES	MANHOLE
CB	DENOTES	CATCH BASIN
FH	DENOTES	FIRE HYDRANT
FHV	DENOTES	FIRE HYDRANT VALVE
MS	DENOTES	METAL SIGN
BS	DENOTES	BUS STOP
CP	DENOTES	CONCRETE PAD
UP	DENOTES	UTILITY POLE
MB	DENOTES	METAL BOX
MW	DENOTES	MONITOR WELL
BO	DENOTES	BOLLARD
BR	DENOTES	BIKE RACK
GM	DENOTES	GAS METER
CO	DENOTES	CLEANOUT
AD	DENOTES	AREA DRAIN
HM	DENOTES	HYDRO MAST
MBO	DENOTES	MESSAGE BOARD
WV	DENOTES	WATER VALVE
VC	DENOTES	VALVE CHAMBER
CL	DENOTES	CONCRETE LANDING
CS	DENOTES	CURB STOP
CS	DENOTES	CHAIN LINK FENCE

ELEVATIONS ON CURB TAKEN AT GUTTER UNLESS NOTED OTHERWISE

THIS REPORT WAS PREPARED FOR DELNOVA DEVELOPMENTS LIMITED.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM

2) THE SURVEY WAS COMPLETED ON THE 1st DAY OF May , 2013.

DATE : May 9, 2013

P HOFMANN
Ontario Land Surveyor

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1852544
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).

I.M. PASTUSHAK LIMITED
A wholly owned subsidiary of J.D. Barnes Limited
Ontario Land Surveyors
4800 DUFFERIN STREET, ENTRANCE "G", DOWNSVIEW, ON M3H 5S8
T: (416) 661-1463 F: (416) 661-1249 www.jdbarnes.com

DRAWN BY: GL	CHECKED BY: PH	REFERENCE NO.: 13-15-016-00
CAD FILE: 13-15-016-00		DATED PLOTTED: 05/06/13